



Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.
The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	55 CONSIDINE DRIVE, YINNAR VIC 3869
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Vendor's name	Susan Bernice Monks	Date
Vendor's signature		/ /
		28/08/2026
	 <u>Susan Bernice Monks (Aug 28, 2026 16:42:57 GMT+10)</u>	
Vendor's name	Stephen John Monks	Date
Vendor's signature		/ /
		29/08/2026
	 <u>Stephen John Monks (Aug 29, 2026 22:30:08 GMT+10)</u>	

Purchaser's name	Date
Purchaser's signature	/ /
Purchaser's name	Date
Purchaser's signature	/ /

1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) ☒ Are contained in the attached certificate/s.

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

Not Applicable

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable

1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. 117
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒ NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR ☒ Not applicable

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable

2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):

☒ Is in the attached copies of title document/s

(b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

Not Applicable

3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'

☐

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of section 192A of the *Building Act* 1993 if the square box is marked with an 'X' ☒

3.4 Planning Scheme

☒ Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable

4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

NIL

4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act* 1986 are as follows:

NIL

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act* 1993 in the preceding 7 years (required only where there is a residence on the land):

☒ Are contained in the attached certificate

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act* 2006.

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act* 1987.

Not Applicable

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☐ NBN Available
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9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10. SUBDIVISION

10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable

10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

- (a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

Is attached

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](http://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09672 FOLIO 399

Security no : 124136750890G
Produced 20/07/2026 11:26 AM

LAND DESCRIPTION

Lot 18 on Plan of Subdivision 202575L.

PARENT TITLES :

Volume 08218 Folio 018 Volume 09007 Folio 849

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

SUSAN BERNICE MONKS

STEPHEN JOHN MONKS both of 55 CONSIDINE DRIVE YINNAR SOUTH VIC 3869

AV884192A 22/07/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY368431M 03/09/2024

WESTPAC BANKING CORPORATION

COVENANT (as to whole or part of the land) in instrument M361765N 10/07/1986

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP202575L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 55 CONSIDINE DRIVE YINNAR SOUTH VIC 3869

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 03/09/2024

DOCUMENT END

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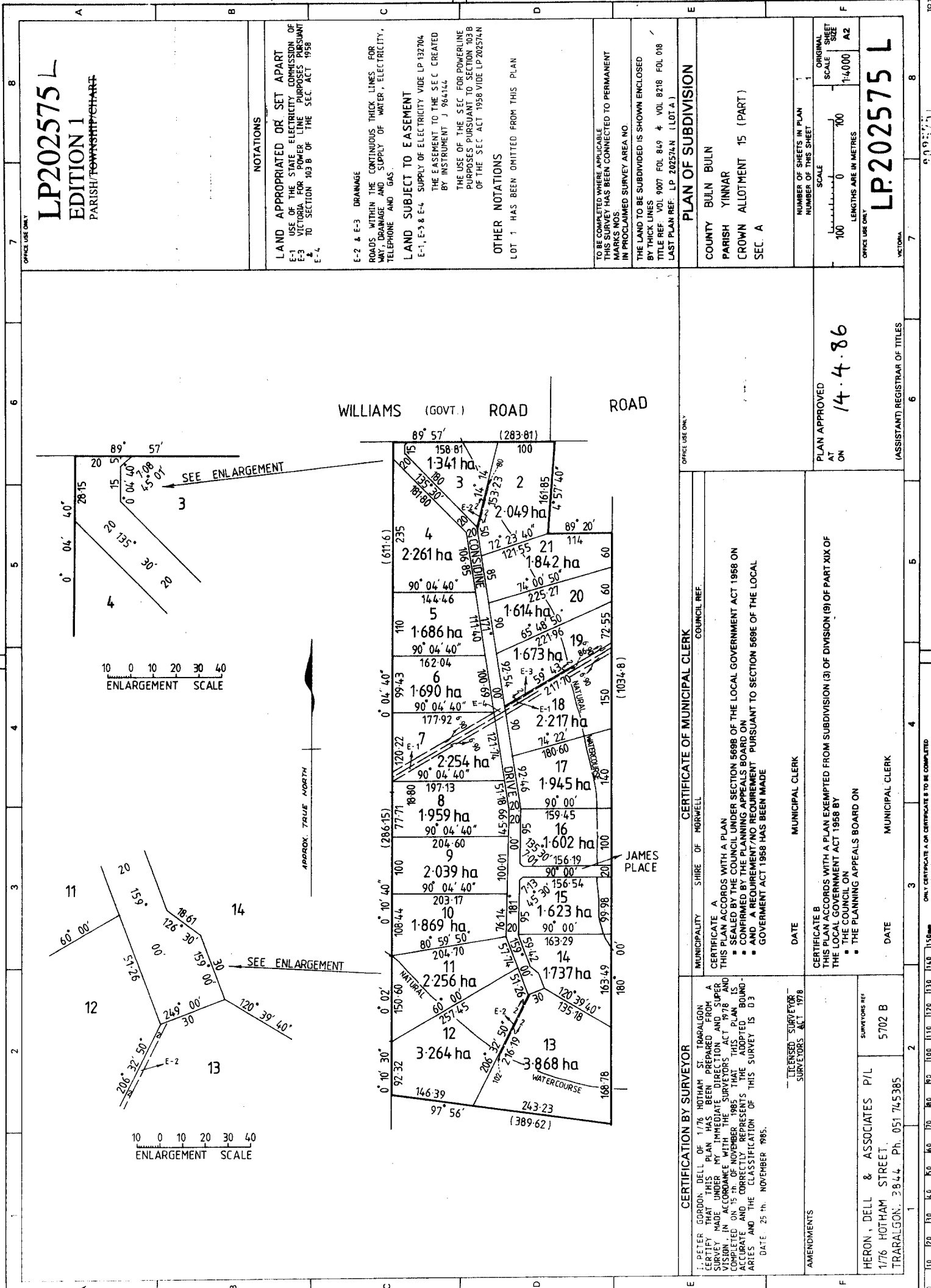
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LP202575 L
EDITION 1
PARISH/TOWNSHIP/CHART

NOTATIONS

LAND APPROPRIATED OR SET APART
USE OF THE STATE ELECTRICITY COMMISSION OF
E-3 VICTORIA FOR POWER LINE PURPOSES PURSUANT
TO SECTION 103 B OF THE SEC ACT 1958
E-4

E-2 & E-3 DRAINAGE
ROADS WITHIN THE CONTINUOUS THICK LINES FOR
WAY, DRAINAGE AND SUPPLY OF WATER, ELECTRICITY,
TELEPHONE AND GAS

LAND SUBJECT TO EASEMENT
E-1, E-3 & E-4 SUPPLY OF ELECTRICITY VIDE LP 132704
BY INSTRUMENT J 964144

THE USE OF THE SEC FOR POWERLINE
PURPOSES PURSUANT TO SECTION 103B
OF THE SEC ACT 1958 VIDE LP 202574N

OTHER NOTATIONS

LOT 1 HAS BEEN OMITTED FROM THIS PLAN

TO BE COMPLETED WHERE APPLICABLE
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT
MARKS NOS.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED
BY THICK LINES
TITLE REF: VOL 9007 FOL 819 & VOL 8218 FOL 018
LAST PLAN REF: LP 202574N (LOT A)

PLAN OF SUBDIVISION

COUNTY BULBUL
PARISH YINNAR
CROWN ALLOTMENT 15 (PART)
SEC. A

NUMBER OF SHEETS IN PLAN 1
NUMBER OF THIS SHEET 1
ORIGINAL SCALE 1:4000
SHEET SIZE A2
LENGTHS ARE IN METRES
OFFICE USE ONLY
LP202575 L
VICTORIA

CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY SHIRE OF MORWELL COUNCIL REF.
CERTIFICATE A
THIS PLAN ACCORDS WITH A PLAN
SEAL BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON
CONFIRMED BY THE PLANNING APPEALS BOARD ON
AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL
GOVERNMENT ACT 1958 HAS BEEN MADE

DATE MUNICIPAL CLERK

CERTIFICATE B
THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (9) OF PART XIX OF
THE LOCAL GOVERNMENT ACT 1958 BY
THE COUNCIL ON
THE PLANNING APPEALS BOARD ON

DATE MUNICIPAL CLERK

CERTIFICATION BY SURVEYOR

PETER GORDON, DELL OF 1776 HOTHAM STREET, TRARALGON, A
SURVEYOR, HAS PREPARED AND SUBMITTED FOR THE COUNCIL A
PLAN UNDER IMMEDIATE REGISTRATION ACT 1978 AND
COMPLETED ON 15th OF NOVEMBER 1985 THAT THIS PLAN IS
ACCURATE AND CORRECTLY REPRESENTS THE ADOPTED BOUND-
ARIES AND THE CLASSIFICATION OF THIS SURVEY IS D3
DATE 25th NOVEMBER 1985.

LICENSED SURVEYOR
SURVEYORS ACT 1978

AMENDMENTS

SURVEYOR REF
5702 B
HERON, DELL & ASSOCIATES P/L
1776 HOTHAM STREET,
TRARALGON, 3844 Ph. 051 745385

PLAN APPROVED
AT 14.4.86
ON

(ASSISTANT) REGISTRAR OF TITLES



NOTICE OF PURCHASER

Residential GST Withholding Payment Notification

Section 14-255 of the Taxation Administration Act 1953

Vendor: Susan Bernice Monks and Stephen John Monks

Property: 55 Considine Drive, Yinnar VIC 3869

The Purchaser is not required to make a payment under section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) in relation to the supply of the above property.

The above property is either an existing Residential Premises or Commercial Residential Premises and therefore the purchaser is not to withhold GST.

Christine Ferguson – **Hilltop Conveyancing Services**

For and on behalf of the vendors

Christine Ferguson | Licensed Conveyancer | Member AICVIC
14B Hotham Street, Traralgon VIC 3844
Ph: 03 5175 0773 | Mob: 0409 746 954
| E: christine@hilltopconveyancing.com.au
Lic. No. 000888L | ABN: 82 655 343 411



LAND INFORMATION CERTIFICATE

In accordance with Section 229 of The Local Government Act 1989



LANDATA
DX 250639
MELBOURNE VIC

Latrobe City ABN 92 472 314 133
TTY (NRS) 133 677
AUSDOC DX2 17733 Morwell
PO Box 264 MORWELL 3840
latrobe@latrobe.vic.gov.au

1300 367 700 LATROBE.VIC.GOV.AU

Assessment Number: 20187-1
Applicant's Reference: 81255642-001-6
Issue Date : 20-Jul-2026
Property Address: 55 Considine Drive
YINNAR SOUTH VIC 3869
Property Description: L 18 LP 202575
Property Title: CT-9672/399
AVPCC: 117 Residential Rural/Rural Lifestyle
Area: 22170M2
Ward: Budgerie
Owner: Mrs S B Monks and Mr S J Monks

Statement of Rates & Charges for the Year Ending 30-Jun-2027.

Interest will be charged on each outstanding instalment, if not paid by the due date.

PLEASE NOTE:

- This certificate is valid for a period of 3 months from issue date. No confirmation, variations or updates will be given after this expiration. Another certificate must be obtained after 18-Oct-2026.
- Confirmation and variations will only be provided in writing. You must contact the Rates Team via email proprates@latrobe.vic.gov.au no earlier than 5 business days but no later than 1 business day prior to settlement of this property.
- Settlement update requests will not be responded to if requested more than 5 business days prior to settlement.
- Latrobe City Council will not provide settlement update information verbally.
- Outstanding rates and charges for this account must be paid in full at settlement.
- **If this certificate or any subsequent update shows a credit balance, or advised that this property is not yet separately rated, you MUST submit a copy of the Statement of Adjustments to Latrobe City Council upon settlement, or when submitting your Notice of Acquisition.**

Rates & Charges:

Arrears Legal Fees	\$	0.00
Other Arrears B/forward	\$	0.00
General Rates	\$	3,859.45
Garbage Charge	\$	606.00
Municipal Charge	\$	159.00
Emergency Services and Volunteers Fund Levy	\$	368.25
Current Interest	\$	0.00
Rebates	\$	0.00
Arrears Interest	\$	0.00
Special Rates & Charges	\$	0.00
Legal Fees	\$	0.00
Less Cash Paid	\$	0.00
Total Amount Due	\$	4,992.70

The owner of this property is on the instalment program for the payment of their rates and charges and the 1st instalment is due by 30 September 2026.

We suggest that where the sale of the property proceeds, that you discuss with the vendor's solicitor/conveyancer to instruct their client not to make any further payments.

Please contact the Rates Department for an update prior to settlement via email proprates@latrobe.vic.gov.au

Assessment Number: 20187-1
Applicants' Ref.: 81255642-001-6
Date: 20-Jul-2026
Property Address: 55 Considine Drive
YINNAR SOUTH VIC 3869

Property Valuations:

Description		Values	Level of Value Date	Operational Date
CAPITAL IMPROVED VALUE	\$	1,325,000	01-Jan-2026	01-Jul-2026
SITE VALUE	\$	330,000	01-Jan-2026	
NET ANNUAL VALUE	\$	66,250	01-Jan-2026	

OTHER INFORMATION:

1. There ARE NO notices or orders on the land that have been served by Latrobe City Council under the Local Government Act 2020, Local Government Act 1989, Local Government Act 1958, or under a local law of the Council, which have a continuing application at the date of the Certificate, details being (if any):
2. There IS NO money owed for works under the Local Government Act 2020, the Local Government Act 1989 or the Local Government Act 1958.
3. There IS NO potential liability for rates in relation to the land under the Cultural and Recreational Lands Act 1963.
4. There IS NO potential liability for the land to become rateable under section 173 or 174A of the Local Government Act 1989.
5. There IS NO money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000.
6. There IS NO outstanding amount required to be paid for recreational purposes or any transfer of land to the Council for recreational purposes under section 18 of the Subdivision Act 1988 or the Local Government Act 1958.
7. There IS NO money owed under section 119 of the Local Government Act 2020.
8. There IS NO environmental upgrade charge in relation to the land which is owed under section 181C of the Local Government Act 1989.
9. This property has a septic waste system.
Please contact Latrobe City Council Health Services Team for system type, plans and ongoing service requirements.

PLEASE NOTE:

This certificate provides information regarding Valuation, Rates, Charges, other money owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law of the Council.

This certificate **is not required** to include information regarding Planning, Building, Health, Land Fill, Land Slip, Flooding information or Service Easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

I hereby certify that as at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the Latrobe City Council together with any Notices pursuant to the Local Government Act 2020, Local Government Act 1989, local laws or any other legislation.



Authorised Officer



Biller Code: 6072
Ref: 201871

Pay 24 hours a day by phone or internet, direct from your bank account.

20 July 2026

Applicant Reference:
Reference:81255641-001-7
00133099-04

Landata

Secure Electronic Registries Vic (SERV) Locked Bag
MELBOURNE VIC 3001

Thank you for requesting a Gippsland Water Information Statement. We are pleased to provide you with an Information Statement for the below property.

Applicant: Landata
Property Address: 55 Considine Dve Yinnar South Vic 3869
Certificate No: 177116

Please find enclosed:

- Section 158 Statement
- Financial Statement
- Important Information
- Asset Plan (if available)

If you have any questions relating to this Information Statement please phone Gippsland Water on 1800 050 500 or email us at infostats@gippswater.com.au.

Online updates are available, please visit our website www.gippswater.com.au to register for our Solicitor Updates Online service.

Yours sincerely

Nigel Gerreyn
MANAGER PROPERTY SERVICES

Section 158 Statement*(Water Act 1989)*

Date of Issue:	20/07/2026	Applicant Reference:	81255641-001-7
Certificate No:	177116	Reference:	00133099-04
Property Address:	55 Considine Dve Yinnar South Vic 3869		
Property Details:	Vol 9672 Folio 399 Lot 18 Plan LP202575		
Settlement Date:	31/10/2026		

The following items relate to Section 158 of the *Water Act 1989*:

- ⇒ Wastewater services are not available.
- ⇒ Vendor will be liable for any water/wastewater volumetric charges from last bill to settlement date.
- ⇒ This certificate has been produced for Sales Purposes only. Notification of sale particulars must be supplied two (2) working days prior to settlement to enable a final water meter reading to be scheduled, however a final meter reading will not be provided if the certificate is produced for Sale of Business purposes only.

Protection of Gippsland Water Assets:

It is possible that this property has water or sewerage infrastructure located on it. Please refer to the attached plan. Unless prior written consent has been obtained from Gippsland Water, the *Water Act 1989* PROHIBITS:

1. The erection and / or placement of any structure (including but not limited to building, wall, fence, driveway, machinery, embankment) or the removal or addition of filling, over an easement or within one metre laterally of Gippsland Water's water supply and sewerage assets.
2. The connection to, or interference with, any Gippsland Water water supply or sewerage asset.

Gippsland Water may require removal of any trees which may be, in the view of Gippsland Water, invasive to its water supply and sewerage assets. The guide *Planting the Right Trees* is available on the Gippsland Water website.

For additional information, please contact Gippsland Water on 1800 050 500.

Financial Statement

Date of Issue: 20/07/2026 **Applicant Reference:** 81255641-001-7
Certificate No: 177116 **Reference:** 00133099-04

Property Address: 55 Considine Dve Yinnar South Vic 3869
Property Details: Vol 9672 Folio 399 Lot 18 Plan LP202575
Settlement Date: 31/10/2026

Gippsland Water billing periods: 01 Jul to 31 Oct, 01 Nov to 28 Feb and 01 Mar to 30 June

Charges levied for billing period: 01 Jul to 31 Oct

Financial Information:

Brought Forward Balance	-6.90
Sewer Scheme Charges	0.00

Adjustable Charges:

Water Service Charges	66.53
Wastewater Service Charges	0.00
Fire Service Charges	0.00
Commercial Trade Waste Charges	0.00

Non Adjustable Charges:

Wastewater Volumetric Charges	0.00
Notional / Usage Charges	0.00
Miscellaneous / Adjustments / Credits	0.00
Interest	0.00

Total Outstanding	59.63
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(Please note: CR denotes a credit)



Bill Code: 3475
REF: 3680 0000 1330 9904 0
Pay by savings or credit card



Gippsland Water Authorised Officer:

Date: 20 July 2026



Solicitors
Updates Online
Tool

Gippsland Water has launched a tool to enable you to get your financial updates online

REGISTER TODAY

<https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online>

Important Information

Gippsland Water bill period:

Gippsland Water bills three times per year, for billing periods: 01/07 to 31/10, 01/11 to 28/02 and 01/03 to 30/06.

Gippsland Water tariffs:

Gippsland Water tariffs are reviewed annually and applied as of 01 July. Please ensure you obtain a financial update prior to settlement.

Adjustable and non adjustable charges:

Charges listed under the adjustable charges section are fixed service charges that are applicable to the property e.g. water availability charges. Charges listed under the non adjustable section are applicable to the customer e.g. notional/usage charges, these charges do not need to be adjusted. Interest may continue to accrue after this statement has been generated.

Do not adjust on any credit balances as any credit remaining after settlement will remain with the vendor.

Payment of Gippsland Water accounts:

Gippsland Water requires payment of any outstanding charges within 10 working days of settlement occurring. Any unpaid charges will become the responsibility of the new property owner. Enquiries relating to the unpaid charges will be referred to the purchaser's solicitor or conveyancer.

Financial updates:

It is important to obtain a financial update within 10 days of settlement. Balances may change throughout the bill period and any unpaid charges may be transferred to the purchaser at settlement. Updates can be obtained online through the solicitor updates online

<https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online>.

Notice of property transfer:

Gippsland Water requires notice of property transfer to be received within 10 working days of settlement taking place. Where Gippsland Water has not received notice of a property transfer, the payment of accounts remains the responsibility of the vendor. Notices of property transfer are to be emailed to propertytransfers@gippswater.com.au

Validity of the Information Statement:

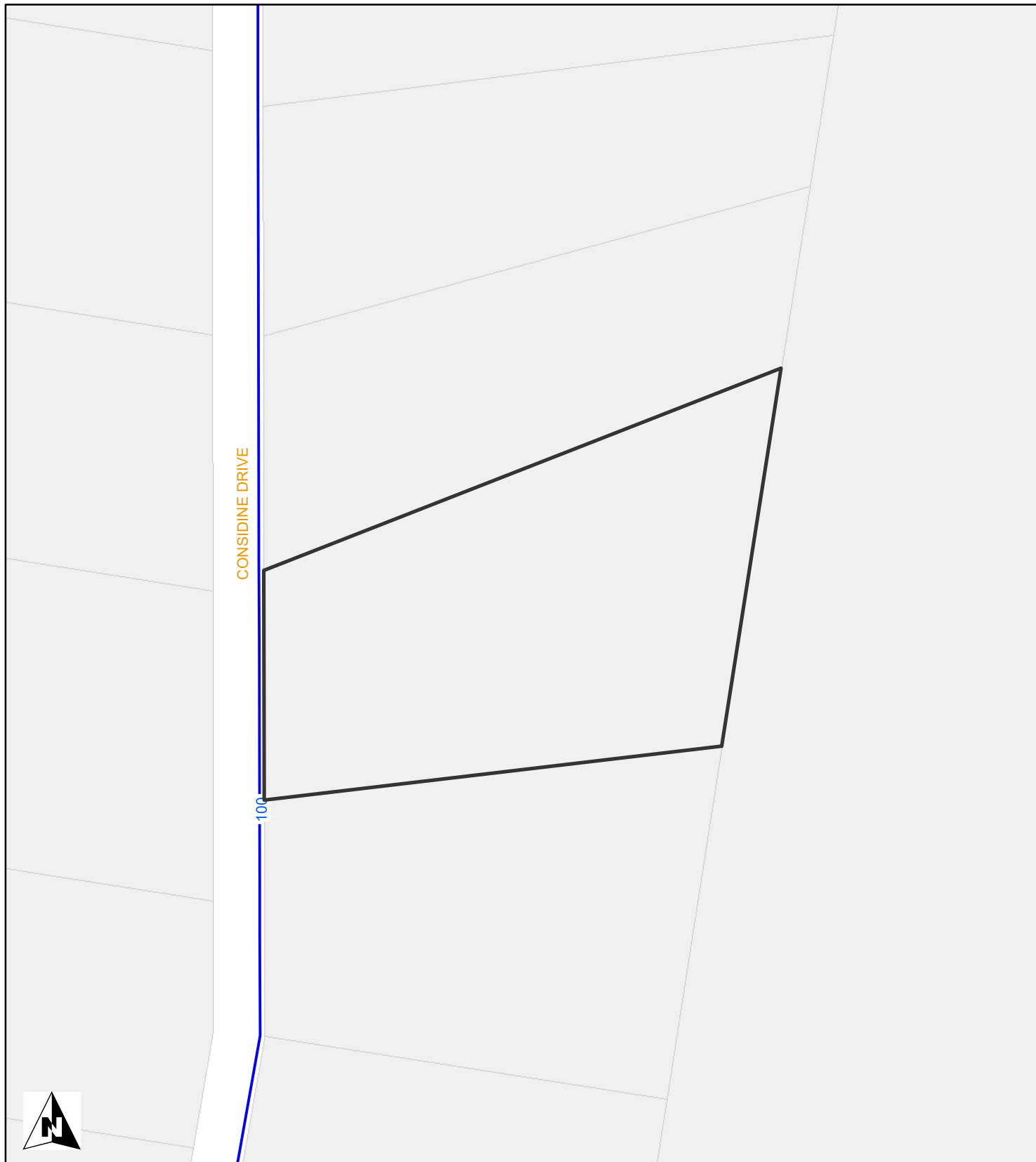
This Information Statement will be valid only to the end of the next billing period after the date of issue of this Information Statement.

Automatic eBilling Registration for new customers

Gippsland Water will automatically register our customers for electronic billing upon the creation of their account. Customers can switch to receiving paper bills by post at any time. Refer to our eBilling terms and conditions for more information: www.gippswater.com.au/digital-billing-terms-conditions. We will not disclose personal information to any external parties without consent, unless required or authorised by law. Refer to our privacy policy which sets out how and why we collect, use and disclose your personal information:

www.gippswater.com.au/legal/privacy-policy

You can request a printed version of the eBilling Terms and Conditions and/or Privacy by emailing us at contactus@gippswater.com.au or call us on 1800 050 500.



Gippsland Water Asset Plan

55 Considine Dve Yinnar South

Information Statement No: 177116

Date Issued: 20/07/2026



Water Pipes

- Reticulation
- Distribution
- Transfer

Sewer Pipes

- Gravity
- Pressure
- Rising Main

House Discharge Line

- House Discharge Line



Maintenance Point



Manhole



Pipe End



Collection Tank

Disclaimer: Gippsland Water does not quarentee or make any representation or warrant the accuracy, scale or completeness of information inthis product. Any person relying upon such information does so on the basis that Gippsland Water shall bear no responsibility or liability for loss, damage or injury arising from any error, fault, defect, or omission in the information. Any persons using this information should make their own site investigation and accommodate their works accordingly.



VA Building Services Pty Ltd
PO Box 276 Balwyn North VIC 3104
0414 273 427
info@vabuildingservices.com
ABN 92 071 905 925

20240053

FORM 2

Regulation 37(1)
Building Act 1993
Building Regulations 2018

Building Permit No. 4863749438445
02/07/2024

Issued to

Agent of Owner **Shane Bray, Betnale P/L**
Postal Address **2/874 Mountain Hwy Bayswater VIC** Postcode **3153**
Email **design@superiorgrannyflats.com.au**

Address for serving or giving of documents: **2/874 Mountain Hwy Bayswater** Postcode **3153**
Contact Person **Shane Bray** Telephone **0419540393 | 0419 540 393**

Ownership Details

Owner **Susan Bernice Monks**
Postal Address **55 Considine Drive YINNAR SOUTH VIC** Postcode **3869**
Email **susan@iwarranty.com.au**

Contact Person **Susan Bernice Monks** Telephone **0419469286 | 0419469286**

Owner **Stephen John Monks**
Postal Address **55 Considine Drive YINNAR SOUTH VIC** Postcode **3869**
Email **susan@iwarranty.com.au**

Contact Person **Stephen John Monks** Telephone **0419469286 | 0419469286**

Property Details

Number 55	Street/Road Considine Drive	Suburb Yinnar South	Postcode 3869
Lot/s 18	LP/PS 202575L	Volume 09672	Folio 399
Crown allotment 15 (Part)	Section No A	Parish Yinnar	County Buln Buln

Municipal District **Latrobe City Council**

Builder

Name **Betnale P/L** Telephone **0419540393 | 0419540393**
CDB-U 52155
Address **2/874 Mountain Highway BAYSWATER VIC** Postcode **3153**

This builder is specified under section 24B of the **Building Act 1993** for the building work to be carried out under this permit

Natural person for service of directions, notices and orders

Name **Douglas Bray** Telephone **0419540393 | 0419 540 393**
Postal address **2/874 Mountain Highway BAYSWATER VIC** Postcode **3153**

Building practitioner or architect engaged to prepare documents for this permit

Name	Category/class	Registration Number
------	----------------	---------------------

Certifier's Name	Michael Cripps	Licence No.	43891	Compliance Cert No.	Compliance Cert PIN
				17938584	6951

INSTALLATION ADDRESS			
Site Address	55 CONSIDINE DR		
Town/Suburb	YINNAR SOUTH	Post Code	3869

PLUMBING WORK INFORMATION		BELOW GROUND SANITARY DRAINS	
Date of completion of plumbing work	7/03/2025	'As Laid' plans lodged	
Value of plumbing work	\$5,000 - \$9,999	Water Authority 'Consent to Connect' number	

TYPE OF WORK		GAS METER / LPG	
Residential / Commercial	Residential	Authorisation number	

SPECIALITY DETAILS			
Modification details	X	Recreational vehicle's chassis number	
Cooling tower	X	Performance solution	X
6 Star Sustainability	✓	Solar installation	

INSTALLATION INFORMATION
Drainage Roofing (stormwater) Sanitary Water supply

INSTALLATION DETAILS
Connection of all fixtures - kitchen, trough, toilet, basin, shower, heat pump.

APPLIANCE/PRODUCT INFORMATION
Heat pump.

DECLARATION

I certify that the above plumbing work complies in all respects with the plumbing laws as defined in Part 12A of the *Building Act 1993*.

The plumbing work was carried out by me or under my supervision			✓
I have inspected and tested the work started by another licensed practitioner. Any necessary further work was carried out by me or under my supervision			
The above compliance certificate details are correct and ready to be lodged with the VBA			✓
I provide this compliance certificate in accordance with 221ZH(2)(a) of the Building Act 1993 initiating the status of a signed document			✓
Compliance Certificate Status	Lodged	Date Lodged	20/03/2025

IMPORTANT NOTE TO PRACTITIONERS

A misstatement of fact, including an omission, is an offence under the *Building Act 1993*.

This Compliance Certificate must be given to the owner/consumer (or if issued to a building practitioner or person other than the owner/consumer), then that person must give it to the consumer within five (5) days of receipt.

IMPORTANT NOTE TO CONSUMERS

Information on this Compliance Certificate has been given to the Victorian Building Authority (VBA) in accordance with the *Building Act 1993*. The information also assists the VBA for its statutory functions to monitor and enforce compliance under that Act and for statistical purposes in a way that does not identify consumers. At www.vba.vic.gov.au you may view the details of this Compliance Certificate by using the Compliance Certificate number and PIN number in the top right corner of this Compliance Certificate, and also view the VBA's Privacy Policy. All work subject to a Compliance Certificate carries insurance to protect the owner/consumer against defective work by a plumbing practitioner. You should retain your Compliance Certificate for six (6) years as evidence of your cover.

Certificate of Electrical Safety

Non-Prescribed Electrical Installation Work

Electricity Safety Act 1998, Electricity Safety (General) Regulations 2019

energysafe
VICTORIA

N5 0356 8838 2

CERTIFICATE OF COMPLIANCE

Responsible Person

REC registration no. REC-14386 Telephone no. 0419525315

Name MICOM ELECTRICS PTY LTD

Address 113 CRAWLEY RD NARRE WARREN NORTH VIC 3804

Licensed Electrical Worker

Licence no. A33811

Name Michael Commerford

Details of Electrical Installation

Address 55 CONSIDINE DR YINNAR SOUTH VIC 3869

NMI -- Lot number (where applicable only) --

Description of Non-Prescribed Work

1 OVEN, 1 SMOKE DETECTOR, 2 EXHAUST FAN, 1 SPLIT SYSTEM, 10 DOUBLE POWER POINTS, 2 SINGLE POWER POINTS, 13 LIGHT POINTS, 1 HOT WATER, 1 HOT PLATES
WIRE NEW UNIT AT REAR OF PROPERTY
INSTALL SUB MAINS AND SUB BOARD

I, Michael Commerford, who carried out the electrical installation work described above, certify that the electrical work has passed all the required tests and complies in all respects with the Electricity Safety Act 1998 and the Electricity Safety (General) Regulations.

Date of Completion

04 March 2025

Date of Certification

07 March 2025

Please note: You may be contacted if the electrical installation work described on this certificate is selected for audit. Auditing is carried out by representatives of Energy Safe Victoria. We use and manage your personal information in accordance with our Privacy Policy, which can be viewed on our website.

Energy Safe Victoria
Level 22, 2 Southbank Boulevard
Southbank VIC 3006

P 03 9203 9700
E info@energysafe.vic.gov.au

www.energysafe.vic.gov.au



Certificate of Installation of Subterranean Termite Management System

In accordance with AS 3660.1 (as amended) Termite Management – New Building Work and/or AS3660.2 (as amended) Termite Management – In and Around Existing Buildings and Structures

This is to certify that the structure in the areas specified in this certificate (site plan included) has had a Termite Management System(s) installed (type specified) in accordance with AS3660.1 and/or AS3660.2 and Rentokil Pest Control Specifications

Name of owner/builder: Bethale Telephone: _____ Date: 1/4/25

Treatment Site Address: 55 Considine Dr Post Code: 3869

Rentokil Branch Office: Melbourne Telephone: _____ Email: _____

☒ AS3660.1 Termite Management – New building work and/or ☐ AS3660.2 Termite Management – Existing buildings

TYPE OF TREATMENT APPLIED:

☐ Physical Barrier Installation, ☒ Termiticide Soil Barrier, ☐ Reticulation System, ☐ Monitoring/Baiting System

Nest Eradication

Type of Proprietary System/s Used: Ultrathor

☐ Direct ☐ Indirect

Manufacturer Label Service Life Expected: 1 yr

AREA/S COVERED BY THIS CERTIFICATE:

☐ Full Under Concrete Slab (m²): _____ Date of Installation: _____

☐ External Perimeter only (L/M): _____ Date of Installation: _____

☐ External and Internal Perimeter (L/M): _____ Date of Installation: 1/4/25

☐ Subfloor: 10x5 Date of Installation: _____

☐ Penetrations Only (No.): _____ No. Penetrations: _____ Date of Installation: _____

☐ Internal Cavity Perimeter & Penetrations (L/M): _____ Date of Installation: _____

☐ Reticulation charge up only (L): _____

The above treatment is complete ☐ / partial ☐

If the treatment is not complete further work may be required as partial treatments are not effective and may allow undetected Termite entry. See limitations.

All systems integrated with each other: Yes ☐ No ☐ (Please see note below)

Concrete slab forms part of Termite Management System: Yes ☐ No ☐ (Please see note below)

If the above treatment is integrated with the concrete then the concrete forms an integral part of the termite barrier to this structure. In this case the builder must ask for a Certificate from the concreter that the concrete has been poured in accordance with AS2870 and amendments.

TERMITICIDE LIQUID BARRIER/TREATMENT SPECIFICATIONS:

Termiticide Used: Ultrathor Active Constituent: Fipronil Active Constituent %: 10

Concentration Rate: 0.06 mLs/L: 500/100

Total Volume Used: _____ Service Life (Manufacturer Label): _____

Reticulation System: _____ Maximum Pressure Applied: _____

Volume Required Per Point: _____ Installers PC License No: L011607 on behalf of Rentokil Initial.

Installers Name: Bradley Rose Date: 1/4/25

Diagram showing the location of the installed barrier(s). The direction of North is indicated by the ↑ symbol.

KEY: XXXX = ACTIVE TERMITES IIII = SOIL TREATMENT

KEY: **XXX** = ACTIVE TERMITES **III** = SOIL TREATMENT **○** = CORE/DRILL HOLES **☒** = ABOVE GROUND BAIT STATIONS
⊗ = INGROUND BAIT STATIONS **+++** = RETICULATION SYSTEM **⊙** = PENETRATION TREATMENT
////// = SLAB PERIMETER PHYSICAL BARRIER INSTALLATION



RENS33 11/18

Application number: 24-840 & 22-03
Property number: 20187
Risk rating: LOW RISK
Ask For Sharron Males

25 June 2024

Valley Septics
54 Settlement Road
TRAFALGAR VIC 3824

Dear Valley Septics,

**Re: Approval to Install/Alter Septic Tank System
Building Regulation 132 - Unsewered areas**

At: 55 Considine Drive, YINNAR SOUTH VIC 3869

Please find enclosed a permit and approved septic tank design for the above-mentioned project. Make time to read the Permit and Permit Conditions specified.

Please note in particular that: -

1. A Building Permit must be issued for the proposed development prior to the installation of the septic tank system.
2. Pursuant to *Regulation 132* of the *Building Regulations 2018*, the granting of this permit is consent by the relevant council for the purpose of assessing a building permit application which requires the installation of any waste-water disposal system in an unsewered area or the construction of a building over an existing wastewater disposal system.
3. At least 24 hours' notice is required prior to arranging required inspections of the installation and permit to use inspection.
4. Council must approve any necessary alterations from the approved plan prior to any works commencing.
5. This septic tank permit will expire if an application for a Building Permit is not decided within 12 months from the approval date.
6. The system must be installed in such a way that easy and ongoing access to relevant components of the system for the purpose of inspection and maintenance is ensured.

Yours faithfully



Sharron Males
Environmental Health Officer

Note: this is not permission to build. A Building Permit must be issued prior to works commencing. A relevant building surveyor in deciding a building permit application must implement conditions of this permit.

Permit to Use a Septic Tank System

ENVIRONMENT PROTECTION ACT 1970

PERMIT NO 22-03/10616-5

Owner:	M R Monacella & J A Monacella
Area:	L18 LP202575
Known As:	55 Considine Drv YINNAR SOUTH

Permission is granted to use the septic tank system described in the permit to install issued under the above number, subject to the conditions set out below:-

Conditions

1. The system shall be maintained in accordance with all requirements set out in
2. The effluent disposal area shall be maintained with suitable plants and grasses and with minimal soil disturbance. (List of plants available from Latrobe City.)
3. Inspection of the system by a competently trained person or servicing agent must be carried out at least once every 3 (three) years to ensure the ongoing effectiveness of the operation. Copies of the inspection (including any maintenance carried out) report must be submitted to Latrobe City within one month of the inspection being made.
4. All tanks in the system shall be desludged a minimum of once every 3 (three) years unless otherwise directed by Latrobe City.
5. A person shall not remove or cause to be removed any portion of the contents of a Septic Tank system except with the written permission (with or without qualifications) of Latrobe City.
6. The following activities **shall not** be carried out unless approval is granted in writing by the Latrobe City:-
 - a) alter the surface level over the effluent disposal area more than 50 mm;
 - b) construct bores or water tanks closer than 15 metres and dams closer than 60 metres to any part of the disposal area;
 - c) construct buildings, driveways, swimming pools, paths or other structures over any part of the system;
 - d) alter any part of the system;
 - e) no vehicular traffic, cattle or large animals shall be permitted over any tanks or the effluent disposal system.

Other

This permit has no force or effect until a Licenced Plumber has certified that the house drain, vents, gullies and all fitting have been installed to the required standard.

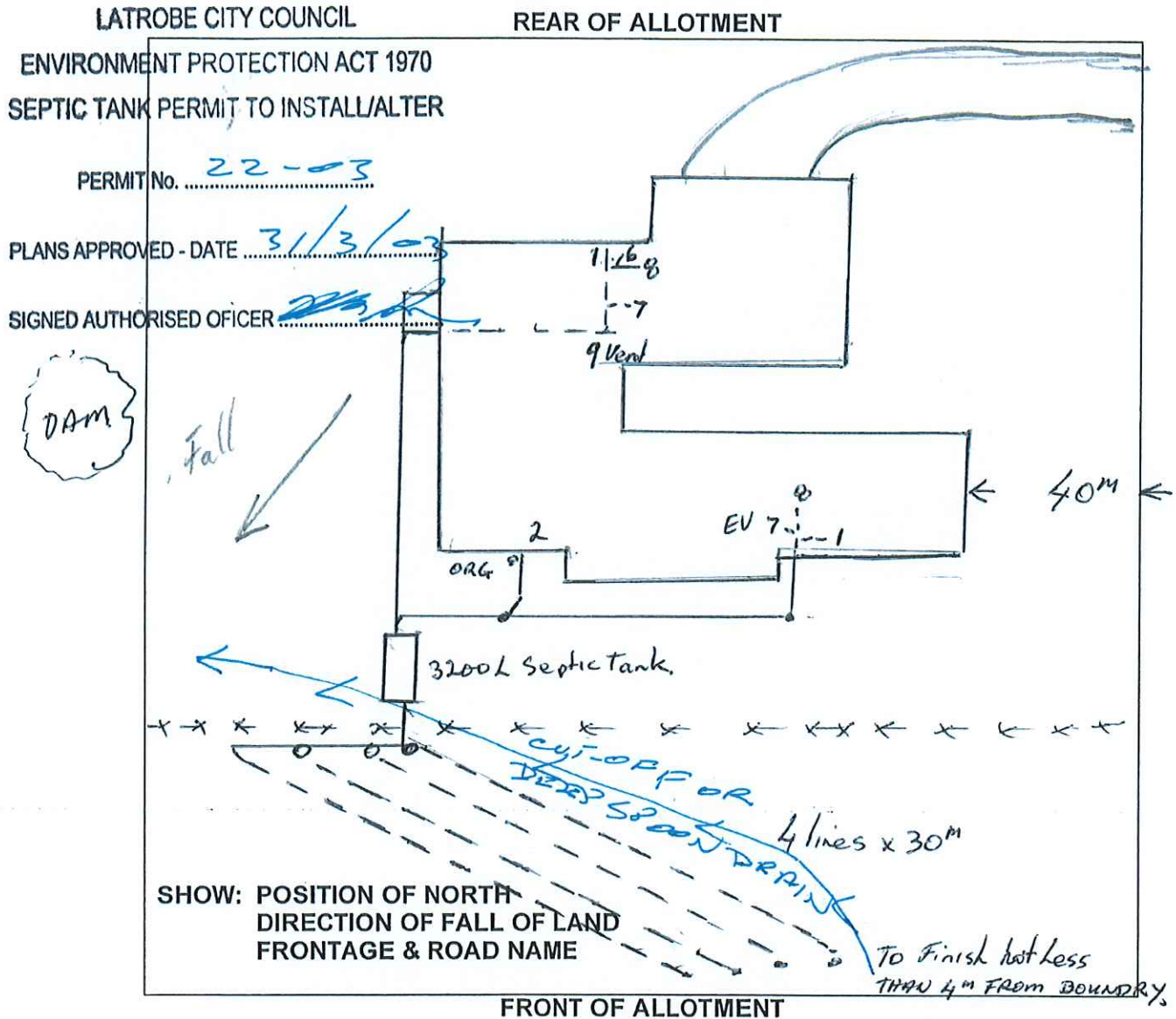
Date: 25/06/2003

By Authority of the Council


AUTHORISED OFFICER *Bruce McMaster*

PLAN OF PROPOSED SEPTIC TANK SYSTEM FOR...M.J. MONAGHAN.....
SITUATED AT...LOT 18 CONSUMERS DRIVE YINNAR.....

Details as requested must be shown on plan



Fixtures:

1. WC	2. Sink	3. Dishwasher	4. Food Waste
Disposal Unit	5. Bath	6. Spa Bath	7. Basin
8. Shower	9. Trough		

Specifications:

1. The invert of the outlet of the septic tank must be at the same level or higher than the surface level of the highest trench.
2. The trenches are to be installed level on the contour of the land.

SEPTIC TANK PERMIT NUMBER...22-03...

LATROBE CITY COUNCIL

Latrobe City ABN 92 472 314 133
TTY (NRS) 133 677
AUSDOC DX2 177733 Morwell
PO Box 264 MORWELL 3840
latrobe@latrobe.vic.gov.au

1300 367 700 | LATROBE.VIC.GOV.AU

Application number: 24-840 & 22-03
Property number: 20187
Risk rating: LOW RISK
Ask For Fiona Peatey

27 February 2025

Stephen & Susan Monks
55 Considine Drive
YINNAR SOUTH VIC 3869

Dear Stephen & Susan Monks

CERTIFICATE FOR USE SEPTIC TANK SYSTEM AT: 55 Considine Drive, YINNAR SOUTH VIC 3869

Please find enclosed your approval to use the septic tank system at the above property.

Please note that as a condition of approval:

1. Alterations to the system shall not be undertaken without prior approval from the Responsible Authority.
2. Malfunctions or failures of the system shall be reported to Council within seven (7) days.

If you have any further enquiries, please contact Fiona Peatey on 1300 367 700.



Fiona Peatey

ENVIRONMENTAL HEALTH OFFICER

ENVIRONMENT PROTECTION ACT 2017 PART 4.3
Certificate to Use Septic Tank System

Under the provision of the Environment Protection Regulations 2021, permission is hereby given to use an onsite wastewater system at the following premises:

Permit Number: 24-840 & 22-03

Council Property No: 20187

Owner: Stephen & Susan Monks

Owners Address: 55 Considine Drive, YINNAR SOUTH VIC 3869

Plumber/Drainer: Valley Septics 54 Settlement Road, TRAFALGAR VIC 3824

Type of Septic Tank System: *AS/NZS 1546.1 - STANDARD CONCRETE & TRENCHES

This is to certify that the septic tank system installed/alterd on the property at:

55 Considine Drive, YINNAR SOUTH VIC 3869

Has been inspected and approved for use as being in accordance with the Permit granted by Council on the date shown below, subject to the conditions specified below.

Conditions

1. The septic tank must be desludged at least once every three (3) years, by **26/2/2028**.
2. No modifications or variations to the system may be made unless approved by the Responsible Authority.
3. The system must be constructed, installed, and maintained in accordance with:
 - AS 1546.1 and the EPA Guideline for onsite wastewater management 2014.
 - Ensure the system complies with the setback distances as per EPA Guideline for wastewater management May 2024 Table 4-10 Setback Distances (m).
 - AS 1547 On-site domestic wastewater management and AS 3500 National plumbing and drainage code.
 - Council's Specifications and Guidelines.
4. Effluent from the system must not be discharged beyond the boundaries of the allotment.
5. The system is approved for wastewater flows not exceeding 900 litres per day.
6. Extending the buildings served by the system may cause the above limits to be exceeded. A Permit to Alter a Septic Tank System must be obtained from Council before altering the system to cope with the increased flows.

7. The effluent area set aside for the Primary septic tank and absorption trenches must be maintained as a permanent, dedicated area.
8. Buildings, driveways, concrete, tennis courts, swimming pools, fruit trees, garden beds, vegetable gardens, large trees and the like must not be placed in or on the effluent disposal area.
9. A copy of the maintenance reports and permit compliance assessment report must be submitted to Council within 14 days of each assessment being made.
10. Council must approve any alterations to an approved plan.
11. Stormwater must be diverted around the effluent Primary septic tank and absorption trenches to a Council approved point of discharge.
12. The system must be assessed for permit compliance by an accredited person or person acceptable to the Council every 3 years.
13. These systems can only be used in an unsewered area. Within three months of reticulated sewer becoming available, this system must cease to operate, and all wastewater is to be connected to reticulated sewer, unless the treated effluent can be beneficially re-used in accordance with EPA guidelines.

Site Specific Conditions:

14. The system is approved for domestic and/or commercial wastewater flows not exceeding 5000 litres/day with an organic loading not exceeding 1500 grams BOD/day.
15. Primary treated effluent from the system must be disposed to land using a system approved by JAS-ANZ to the satisfaction of the Council and in accordance with the relevant Certificate of Conformity.
16. The installation and operation of the system must comply with the relevant provisions of the EPA Guideline for wastewater management May 2024.
17. Inspection of the system by an accredited person or servicing agent must be carried out at least once every three years to ensure the ongoing effectiveness of the system.
18. A copy of the inspection report (including any maintenance carried out) must be submitted to the Council at a time specified in the permit.
19. The system must be installed with all inspection and access openings over all chambers brought up to ground-surface level.
20. Vehicles and livestock must be excluded from the effluent disposal area.
21. This approval is valid until withdrawn by JAS-ANZ.
22. A cut off drain is to be maintained 2 meters above the absorption trenches.
23. The pipework connecting the treatment system to the house and to the land application must be installed by a persons licensed by the Victorian Plumbing Industry Commission (PIC) in plumbing (drainage work) or working under the direct supervision of a person licensed by the

PIC, in accordance with the manufacturer's specifications in the installation Manual and the most recent version of:

- (a) AS/NZS 1546:1 On-site domestic wastewater treatment: septic tanks;
- (b) AS/NZS 1547: On-site domestic wastewater management; and
- (c) The Victorian Plumbing Regulations.

RESPONSIBLE AUTHORITY: LATROBE CITY COUNCIL.

Authorised Officer: Fiona Peatey



Signature of Responsible Officer:

Date: 27 February 2025

Domestic Building Insurance

Certificate of Insurance

Susan Monks, Stephen Monks
55 Considine Dr
YINNAR SOUTH
VIC 3869

Policy Number:
C879495

Policy Inception Date:
11/05/2024

Builder Account Number:
015159

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work: **C04: Alterations/Additions/Renovations - Structural**
At the property: **55 Considine Dr YINNAR SOUTH VIC 3869 Australia**
Carried out by the builder: **BETNALE PTY LTD**
Builder ACN: **056151921**

! If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s): **Susan Monks, Stephen Monks**

Pursuant to a domestic building contract dated: **30/04/2024**

For the contract price of: **\$ 197,980.00**

Type of Cover: **Cover is only provided if BETNALE PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***

The maximum policy limit for claims made under this policy is: **\$300,000 all inclusive of costs and expenses ***

The maximum policy limit for non-completion claims made under this policy is: **20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

IMPORTANT

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

* The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the policy terms and conditions.



Scan the QR code with your phone's camera to check the details on this policy are correct.

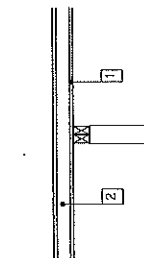
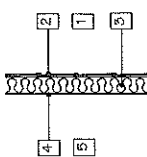
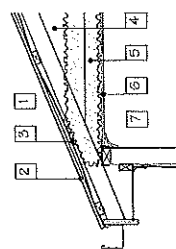
Alternatively, visit <https://www.buildvic.vic.gov.au/ClaimsPortal/s/verify-certificate> and enter your policy number to check the details on this policy are correct.

[illegible][illegible]

Roof Construction		
1.	Climate Zone 3: Upward Heat Flow	R-0.04
2.	Uninsulated Roof Joists (Dark Gray)	R-0.00
3.	Min. R-value to be achieved R-5.1	R-0.00
4.	Open Cell Foam (7 mils)	R-0.05
5.	Metal Roof Cladding	R-0.00
6.	Polystyrene Roof Insulation (Rat. white down)	R-5.00
7.	Reflective Roof Assembly (see per S.C.A. 13.12.12)	R-0.11
8.	Cellulose Insulation Batts (210mm)	R-5.00
9.	Perforated Ceiling	R-0.00
10.	Insulated Air Film (Still Air)	R-0.17
11.	Total	R-5.8

Wall Construction	
• Climate Zone 6	
• Min R-value to be achieved: R-28	
1. Outdoor Air Film (7 mfs)	R-0.04
2. F.C. Plant Casing	R-0.09
3. Wall Insulation Batt (90mm)	R-2.50
4. Plasterboard (10mm)	R-0.06
5. Inside Air Film (Sfll Air)	R-0.12
Total	R-2.8

Floor Construction		
1.	Climate Zone G, Overhead Near Flow Enclosed Sub-Floor	R-0.10
2.	Min. R-Value to be achieved R-2.05	R-2.05
"Samco Duroc" Reflective Foil Insulation (seam)		
Graded Reflective Airspace (300mm)		
(As per Samco Products Specs.)		
Total		R-2.0



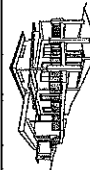
Architectural floor plan of a kitchen and living area. The kitchen includes a sink, stove, and refrigerator. The living area features a sofa and a coffee table. Dimensions are indicated for various elements, such as 1100 for the sofa length and 820 for the coffee table width.

Architectural floor plan of the first floor of a building. The plan shows a central corridor (CORRIDOR) with a width of 10'0". To the left of the corridor is a large room (14'0" x 20'0") with a fireplace (FIREPLACE) and a window (WINDOW). To the right of the corridor is a kitchen (KITCHEN) with a sink (SINK), stove (STOVE), and refrigerator (REF). The kitchen is adjacent to a dining area (DINING) and a living area (LIVING). The living area has a fireplace (FIREPLACE) and a window (WINDOW). The dining area has a window (WINDOW). The kitchen has a window (WINDOW). The plan also shows a bathroom (BATH) and a bedroom (BEDROOM). The overall dimensions of the building are 20'0" x 40'0". The plan is labeled "FIRST FLOOR" and "PLASTERED".

Technical drawing of a building section showing a cross-section with dimensions and labels. The drawing includes a vertical section on the left and a horizontal section on the right. The vertical section is labeled with dimensions 15, 70, 70, and 15. The horizontal section is labeled with dimensions 900, 900, 900, and 900. The horizontal section is also labeled with '45 ft. TYPICAL' and '1/4\"

BAL 12.5
CONSTRUCTION IN ACCORDANCE WITH
AS 3959:2018 FOR A BAL OF 12.5

Callen Bray



Building Design & Drafting
Residential - Commercial - Industrial

416 243 0400 206 131
Toronto, Ontario M4B 1B5
Email: Callan_Bray@tdiworld.com
Callan_Bray@tdiworld.com

Proposed Small Second Dwelling	13.2m x 4.53m 1 Bedroom	Sheet No: 3 Issue: 07/05/24
--------------------------------	----------------------------	--------------------------------

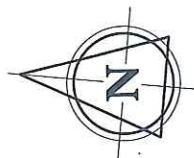
ACKNOWLEDGE THAT THESE PLANS ARE A TRUE AND ACCURATE REFLECTION OF OUR REQUIREMENTS AND AGREE THAT THESE PLANS ARE THE PLANS REFERRED TO IN THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN "BETNALE PTY LTD" (TRADING AS SUPERIOR GRANNY FLATS) AND MYSELF/OURSELVES (AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES. I/WE ARE FULLY AWARE, IF ANY FURTHER CHANGES ARE TO BE MADE ON THESE PLANS WILL INCUR A VARIATION FEE.

SIGNED: _____ DATE: _____

SIGNED: _____ DATE: _____

Lot 18
No. 55
22,175 m²

Enlarged Site Plan
Scale 1:200 @ A2



- METAL ROOF / SLAB
- ACCESS TO BUILD IN DRY WEATHER THROUGH DOUBLE GATES THROUGH PADDOCK AND OWNER WILL REMOVE FENCE AND HEDGE SECTION
- RISER FOR SEPTIC CONNECTION MINIMUM 600mm DEEP
- LARGE GUM TREE NEAR END OF UNIT OWNER CONCERNED ABOUT VIEW RESTRICTION FROM HOUSE WINDOWS. UNIT NO FURTHER FORWARD THAN SHOWN

SITE COVERAGE DETAILS

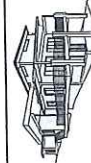
OVERALL SITE AREA:	22,175 m ²
EXISTING DWELLING:	313 m ²
EXISTING OUTBUILDINGS:	222 m ²
PROPOSED SDO:	60 m ² (+19%)
PROPOSED SPD PORCH:	3 m ²
OVERALL SITE COVERAGE:	598 m ² (3%)
TOTAL PERMEABLE AREA:	21,117 m ² (95%)
TOTAL GARDEN AREA:	20,459 m ² (92%)
TOTAL P.O.S.:	396 m ² (57%)
TOTAL P.Q.S.	46 m ² (7%)

Site Plan
Scale 1:500 @ A2

CONSIDINE DRIVE



BAL 12.5
CONSTRUCTION IN ACCORDANCE WITH
AS 3959-2018 FOR A BAL OF 12.5



Callen Bray
(Bachelors, Master's degree) (P.E.)
Building Design & Drafting
 Residential - Commercial - Industrial

Proposed Small Second Dwelling
At: Lot 18, No. 55 Considine Drive
Yinnar South, VIC 3969
For: Betnale Pty. Ltd.

13.2m x 4.53m	Sheet No: 4
	ISSUE: 07/05/24

BUSHFIRE PRONE AREA - BAL: 12.5

CONSTRUCTION AS PER AS 3959-2018 FOR BAL LEVEL 12.5

SUBFLOOR SUPPORTS:

- NO CONSTRUCTION REQUIREMENTS WHEN SUBFLOOR ENCLOSED WITH MIN. 6mm F.C WALL CLADDING
- WHERE THE SUBFLOOR SPACE IS UNENCLOSED, THE SUPPORT POSTS, COLUMNS, STUMPS, PIERS AND POLES SHALL BE:
 - (i) OF NON-COMBUSTIBLE MATERIAL; OR
 - (ii) OF BUSHFIRE RESISTANT TIMBER; OR
 - (iii) A COMBINATION OF ITEMS (i) AND (ii) ABOVE.

FLOORS:

- NO CONSTRUCTION REQUIREMENTS WHEN SUBFLOOR ENCLOSED WITH MIN. 6mm F.C WALL CLADDING
- WHERE THE SUB-FLOOR SPACE IS UNENCLOSED, THE BEARERS, JOISTS AND FLOORING, LESS THAN 400mm ABOVE FINISHED GROUND LEVEL, SHALL BE ONE OF THE FOLLOWING: MATERIALS THAT COMPLY WITH THE FOLLOWING:
 - BEARERS AND JOISTS SHALL BE:
 - i) NON-COMBUSTIBLE; OR
 - ii) BUSHFIRE-RESISTANT TIMBER; OR
 - iii) A COMBINATION OF ITEMS (i) AND (ii) ABOVE.
- FLOORING SHALL BE:
 - i) NON-COMBUSTIBLE; OR
 - ii) BUSHFIRE-RESISTANT TIMBER; OR
 - iii) TIMBER (OTHER THAN BUSHFIRE-RESISTANT TIMBER), PARTICLEBOARD OR PLYWOOD FLOORING WHERE THE UNDERSIDE IS LINED WITH SARKING-TYPE MATERIAL OR WOOL INSULATION; OR
 - iv) A COMBINATION OF ANY OF ITEMS (i), (ii) OR (iii) ABOVE; OR
 - v) A SYSTEM COMPLYING WITH AS 1530.6.1

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR ELEMENTS OF ELEVATED FLOORS, INCLUDING BEARERS, JOISTS AND FLOORING, IF THE UNDERSIDE OF THE ELEMENT IS 400mm OR MORE ABOVE FINISHED GROUND LEVEL.

EXTERNAL WALLS:

- MIN. 6mm F.C WALL CLADDING. ALL JOINTS TO BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED TO PREVENT GAPS GREATER THAN 3mm

VENTS:

- EXTERNAL VENTS FITTED WITH EMBER GUARDS OF MAX. 2mm APERTURE STAINLESS STEEL, BRONZE OR ALUMINIUM MESH.

WINDOWS & GLAZING:

- FLY SCREENS OR SECURITY SCREEN WHEN FITTED TO HAVE MAX. 2mm APERTURE S/STEEL, BRONZE OR ALUMINIUM MESH.
- FLY SCREEN OR SECURITY SCREEN FRAME WHEN FITTED TO BE EITHER METAL OR BUSHFIRE RESISTANT TIMBER OR A TIMBER SPECIES SPECIFIED IN PARAGRAPH E2, APPENDIX E.
- WINDOWS TO BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH AS 3959 CLAUSE 5.5.1 OR
- WINDOWS TO BE COMPLETELY PROTECTED BY EXTERNAL SCREENS WITH MAX. 2mm APERTURE S/STEEL, BRONZE OR ALUMINIUM MESH WITH METAL OR BUSHFIRE RESISTANT TIMBER FRAME OR A TIMBER SPECIES SPECIFIED IN PARAGRAPH E2, APPENDIX E, OR
- WINDOW FRAMES & JOINERY TO BE METAL OR BUSHFIRE RESISTANT TIMBER OR A TIMBER SPECIES SPECIFIED IN PARAGRAPH E2, APPENDIX E, AND
- EXTERNALLY FITTED HARDWARE TO BE METAL, AND
- GLAZING LESS THAN 400mm ABOVE THE GROUND OR DECK TO BE MIN. 4mm GRADE A SAFETY GLASS OR THICKER GLAZING MAY BE ANNEALED (EXTERNAL LEAF IN DOUBLE GLAZING ONLY) AND
- OPENABLE PORTIONS OF ALL WINDOWS TO BE SCREENED INTERNALLY OR EXTERNALLY WITH MAX. 2mm APERTURE S/STEEL, BRONZE OR ALUMINIUM MESH WITH METAL OR BUSHFIRE RESISTANT TIMBER FRAME OR A TIMBER SPECIES SPECIFIED IN PARAGRAPH E2, APPENDIX E.

EXTERNAL DOORS:

- SIDE HUNG EXTERNAL DOORS AND DOOR FRAMES TO BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH AS 3959 CLAUSE 5.5.1 OR
- BE PROTECTED EXTERNALLY BY SCREENS WITH MAX. 2mm APERTURE S/STEEL, BRONZE OR ALUMINIUM MESH WITH METAL OR BUSHFIRE RESISTANT TIMBER FRAME OR A TIMBER SPECIES SPECIFIED IN PARAGRAPH E2, APPENDIX E OR
- ALTERNATIVELY DOORS AND DOOR FRAMES COMPLY WITH THE FOLLOWING:
 - DOORS SHALL BE:
 - NON-COMBUSTIBLE OR
 - A SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUTED TIMBER HAVING A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD, OR
 - A HOLLOW CORE DOOR WITH A NON-COMBUSTIBLE KICKPLATE ON THE OUTSIDE FOR THE FIRST 400mm ABOVE THE THRESHOLD OR
 - BE PROTECTED EXTERNALLY BY SCREENS WITH MAX. 2mm APERTURE S/STEEL, BRONZE OR ALUMINIUM MESH WITH METAL OR BUSHFIRE RESISTANT TIMBER FRAME OR A TIMBER SPECIES SPECIFIED IN PARAGRAPH E2, APPENDIX E, AND
 - GLAZING PANELS LESS THAN 400mm ABOVE THE GROUND OR DECK TO BE MIN. 4mm GRADE A SAFETY GLASS OR THICKER GLAZING MAY BE ANNEALED AND
 - DOOR FRAMES LESS THAN 400mm ABOVE THE GROUND OR DECK TO BE METAL OR BUSHFIRE RESISTANT TIMBER OR A TIMBER SPECIES SPECIFIED IN PARAGRAPH E2, APPENDIX E, AND
 - DOORS SHALL BE TIGHT-FITTING TO THE DOOR FRAME, AND
 - WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF SIDE HUNG DOORS.

ROOF:

- NON-COMBUSTIBLE ROOFING (METAL) TO BE USED
- ROOF/FALL JOINTS TO BE SEALED TO PREVENT GAPS GREATER THAN 2mm
- ROOF/GABLE/EAVES VENTS TO BE FITTED WITH EMBER GUARDS OF MAX. 2mm APERTURE S/STEEL, BRONZE OR ALUMINIUM MESH
- METAL ROOFS TO BE:
 - FULLY SARKED AND
 - HAVE GAPS GREATER THAN 3mm (UNDER CORRUGATIONS & RIBS) SEALED AT THE FASCIA OR WALL LINE WITH MAX. 2mm APERTURE STAINLESS STEEL/ BRONZE/ALUMINIUM MESH OR MINERAL WOOL INSULATION.

EAVES, FASCIA & GABLES:

- EAVES, DARGES & GABLE CLADDING TO BE:
 - NON-COMBUSTIBLE OR
 - MIN. 6mm FIBRE CEMENT OR
 - BUSHFIRE RESISTANT TIMBER OR A TIMBER SPECIES SPECIFIED IN PARAGRAPH E2, APPENDIX E
- JOINTS IN EAVES LININGS, FASCIA AND GABLES MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS
- JOINTS TO BE SEALED TO PREVENT GAPS GREATER THAN 3mm OR SEALED WITH MAX. 2mm APERTURE S/STEEL, BRONZE OR ALUMINIUM MESH

GUTTERS & DOWNPIPES:

- IF INSTALLED, GUTTER GUARDS SHALL BE NON-COMBUSTIBLE

DECKS, STEPS & LANDINGS:

- MATERIALS USED TO ENCLOSE THE SUB-FLOOR THAT ARE LESS THAN 400mm ABOVE THE GROUND MUST BE:
 - NON-COMBUSTIBLE OR
 - MIN. 6mm FIBRE CEMENT OR
 - BUSHFIRE RESISTANT TIMBER OR A TIMBER SPECIES SPECIFIED IN PARAGRAPH E1, APPENDIX E

- DECKING AND STAIR TREADS THAT ARE LESS THAN 400mm BELOW GLAZING ELEMENTS BE NON-COMBUSTIBLE OR BUSHFIRE RESISTANT TIMBER OR A TIMBER SPECIES SPECIFIED IN PARAGRAPH E1, APPENDIX E

BALUSTRADES & HANDRAILS:

- NONE

WATER & GAS SUPPLY PIPES:

- WHEN EXPOSED AND ABOVE GROUND MUST BE METAL

BUSHFIRE RESISTANT TIMBER:

- SILVERTOP ASH
- BLACKBUTT
- RIVER RED GUM
- SPOTTED GUM
- RED IRONBARK
- MERBAU (KWILA)
- TURPENTINE

ABOVE GROUND EXPOSED TIMBER MUST ALSO BE DURABILITY CLASS 1 OR 2:

- PARAGRAPH E1, APPENDIX E COMPATIBLE SPECIES (GENERAL CONSTRUCTION):

- BELIAN
- BLACKBUTT
- MERBAU (KWILA)
- IRONBARK (RED & GREY)
- TALLOWOOD
- MERBAU (KWILA)
- TURPENTINE
- RIVER RED GUM
- BALAU
- NORTHERN BOX

- PARAGRAPH E2, APPENDIX E COMPATIBLE SPECIES (WINDOWS & DOORS):

- BELIAN
- BLACKBUTT
- CYRESS
- MERBAU (KWILA)
- IRONBARK (RED & GREY)
- SPOTTED GUM
- TALLOWOOD
- TURPENTINE
- RIVER RED GUM
- BALAU
- NORTHERN BOX

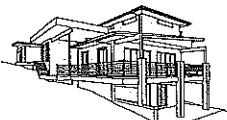
- BUSHFIRE RESISTANT TIMBER SPECIES:

- BLACKBUTT
- MERBAU (KWILA)
- RIVER RED GUM
- SPOTTED GUM
- TURPENTINE

- ABOVE GROUND PROTECTED OR EXPOSED & PAINTED PARAGRAPH E2, APPENDIX E COMPATIBLE SPECIES (WINDOWS & DOORS):
- MOUNTAIN ASH (VIC ASH, TASMANIAN OAK)

BAL 12.5

CONSTRUCTION IN ACCORDANCE WITH
AS 3959-2018 FOR A BAL OF 12.5



Callen Bray

Building Design & Drafting
Residential - Commercial - Industrial
ABN: 30 040 205 181
Phone: 0419 441 155
Email: Callen_Bray@braydesign.com.au
Registered Building Practitioner: DP-AD 36867

Proposed Small Second
Dwelling

At: Lot 18, No. 55 Considine Drive
Yinnar South, VIC 3869

For: Betnale Pty. Ltd.

BAL 12.5

Sheet No: 5
Issue: 07/05/24
Scale:
Rev: 1

Our Ref: 3501/2021-SS
Prop No: 20187

23 January 2023

Mrs S B Monks and Mr S J Monks
susan@iwarranty.com.au

Dear Sir/Madam

PROPERTY: 55 CONSIDINE DRIVE, YINNAR SOUTH
REGISTRATION: PERMANENT SWIMMING POOL

Thank you for providing your certificate of pool and spa barrier compliance dated 22 January 2023, including the payment of applicable lodgement fee. The certificate demonstrates that the safety barrier is being maintained to a satisfactory level of compliance.

As part of your ongoing certification and maintenance requirements a new certificate of pool and spa barrier compliance is required to be lodged with Council every 4 years. Your next certificate is due to be lodged by **22 January 2027**.

Further information on swimming pool and spa registrations, certificates of pool and spa barrier compliance and general maintenance requirements can be obtained from our website:

www.latrobe.vic.gov.au/Building_and_Planning/Building/Pool_and_Spas

If you have any queries, please do not hesitate to contact Stacey Charalambous on 5128 5485 or myself at the Morwell office.

Yours sincerely



CHRISTOPHER A WATSON
Municipal Building Surveyor

Form 23 - Certificate of Barrier Compliance**FORM 23****Building Act 1993**

Building Regulations 2018

Regulation 147Y(4), 147ZB(2)

Issued To:

1. Name of owner of the land (the property) on which the swimming pool or spa is located:	Mrs S B Monks & Mr S J Monks
2. Postal address:	55 Considine Drive, Yinnar South Victoria, 3869
3. Phone number:	+610419469286
4. Email address:	susan@iwarranty.com.au

Property details:

Pool Location Address	55 Considine Drive Yinnar South 3869 Victoria
Lot/s	Lot 18 LP202575
Municipal District or Council	LaTrobe City Council
Type of swimming pool or spa:	Permanent swimming pool
5. Date of construction of the swimming pool or spa:	Between 1 May 2004 and 30 April 2010
6. Applicable barrier standard:	AS 1926.1-1993 Amendment 1
7. The applicable barrier standard applies under the relevant:	Deemed to satisfy provisions of the BCA
8. Date of inspection of the swimming pool or spa barrier:	17 Jan 2023

Certification of Compliance

Following inspection of the swimming pool barrier/spa barrier on the date/s referred to in item 8 of this certificate, I certify that the barrier complies with the applicable barrier standard.

Signature of swimming pool and spa inspector	
Date	22 Jan 2023
9. Building Work on the Barrier.	I confirm that I did not carry out building work on the barrier to address identified non-compliance of the barrier prior to certifying the barriers compliance with the applicable barrier standard.

Inspector Details:

10. Name of Pool Inspector	Ian Bruhn
11. Building Practitioner No:	IN-PS 69817

PROPERTY REPORT

Created at 06 July 2026 05:21 PM

PROPERTY DETAILS

Address: **55 CONSIDINE DRIVE YINNAR SOUTH 3869**

Lot and Plan Number: **Lot 18 LP202575**

Standard Parcel Identifier (SPI): **18\LP202575**

Local Government Area (Council): **LATROBE**

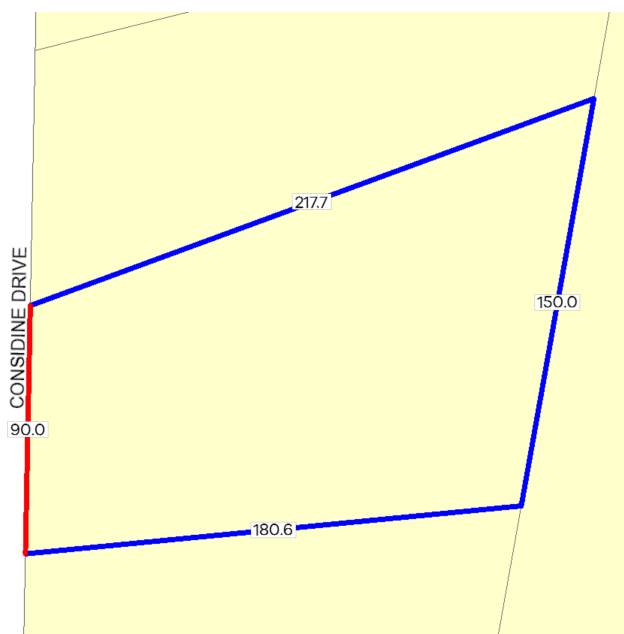
Council Property Number: **20187**

Directory Reference: **Vicroads 97 G7**

www.latrobe.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 22178 sq. m (2.22 ha)

Perimeter: 638 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at

[Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Gippsland Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **GIPPSLAND SOUTH**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

Area Map



From www.planning.vic.gov.au at 06 July 2026 05:22 PM

PROPERTY DETAILS

Address: **55 CONSIDINE DRIVE YINNAR SOUTH 3869**
 Lot and Plan Number: **Lot 18 LP202575**
 Standard Parcel Identifier (SPI): **18\LP202575**
 Local Government Area (Council): **LATROBE**
 Council Property Number: **20187**
 Planning Scheme: **Latrobe**
 Directory Reference: **Vicroads 97 G7**

www.latrobe.vic.gov.au

[Planning Scheme - Latrobe](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **Gippsland Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

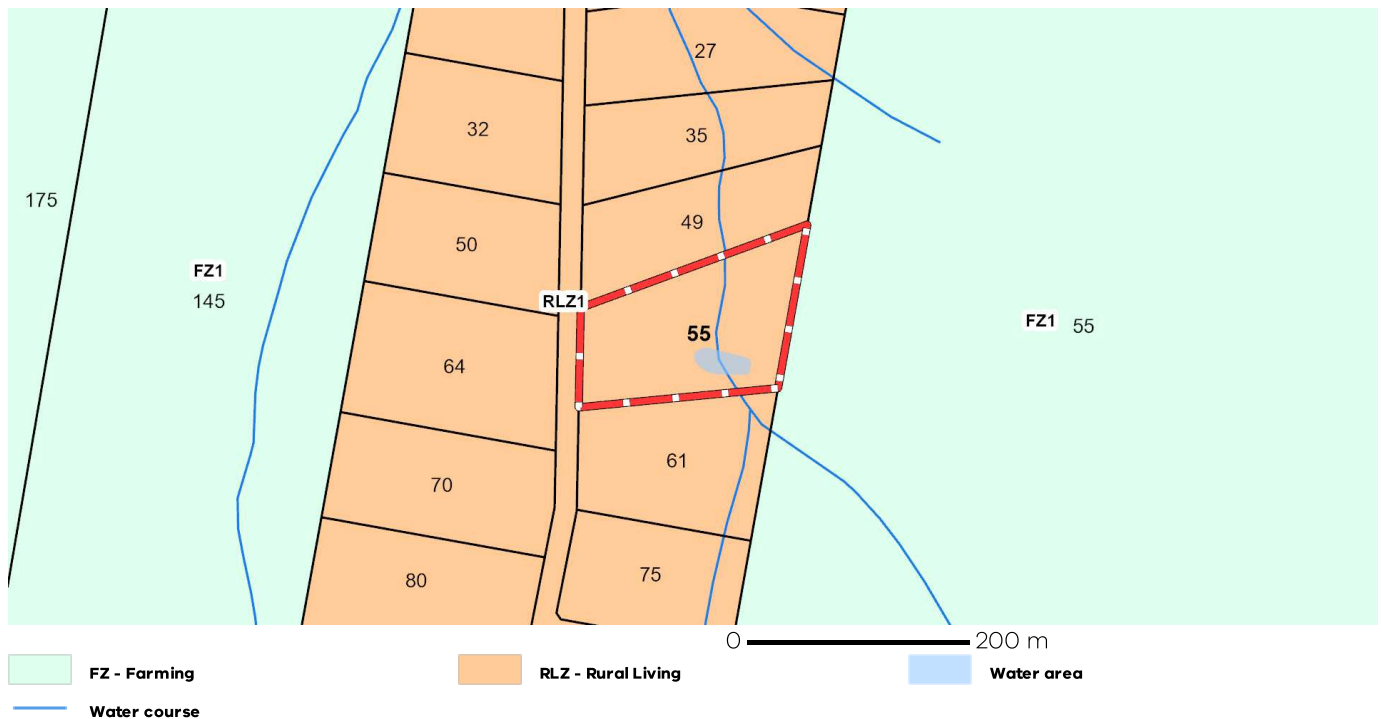
Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GIPPSLAND SOUTH**
 OTHER
 Registered Aboriginal Party: **Gunaikurnai Land and Waters**
 Aboriginal Corporation
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[RURAL LIVING ZONE \(RLZ\)](#)

[RURAL LIVING ZONE - SCHEDULE 1 \(RLZ1\)](#)

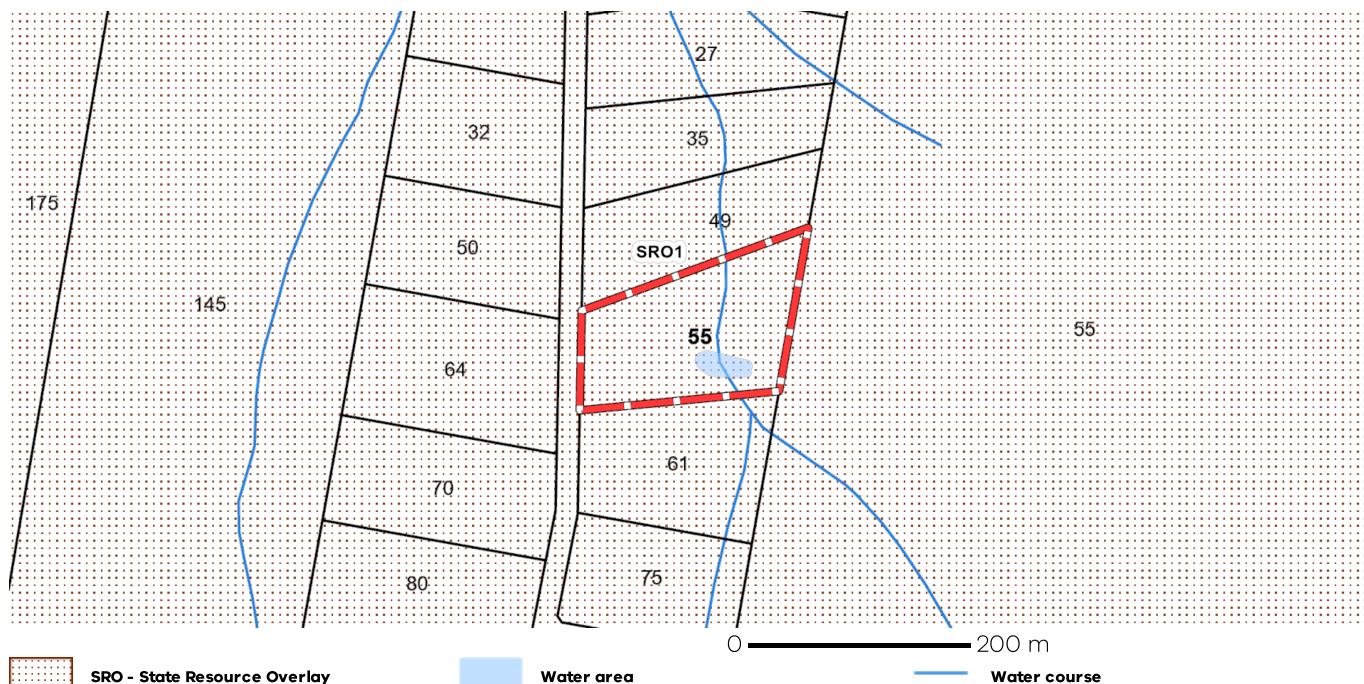


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

STATE RESOURCE OVERLAY (SRO)

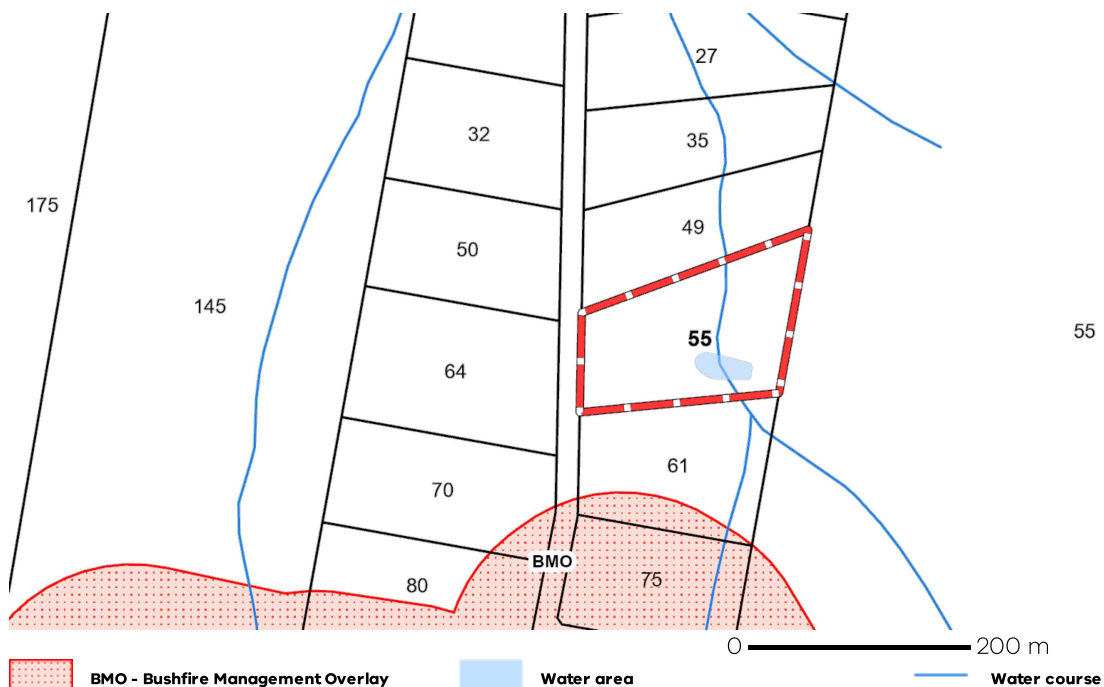
STATE RESOURCE OVERLAY 1 SCHEDULE (SRO1)



OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)



Further Planning Information

Planning scheme data last updated on 6 July 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.vic.gov.au/vicplan/>

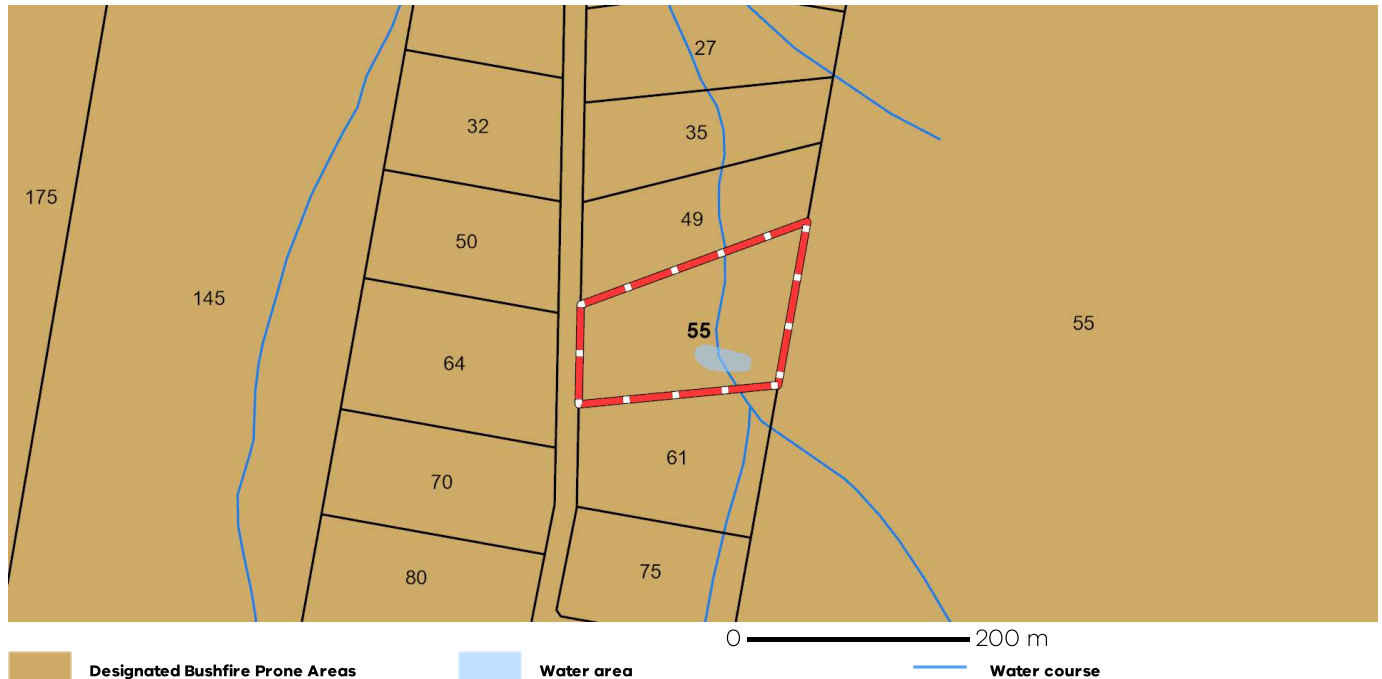
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

44.0719/08/2021
VC196**STATE RESOURCE OVERLAY**

Shown on the planning scheme map as **SRO** with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To protect areas of mineral, stone and other resources, which have been identified as being of state significance, from use and development that would prejudice the current or future productive use of the resource.

44.07-119/08/2021
VC196**Resource significance and management objectives**

A schedule to this overlay must contain:

- A statement of the significance of the resource.
- The management objectives to be achieved.

44.07-219/08/2021
VC196**Use of land**

Any requirement in a schedule to this overlay must be met.

44.07-319/08/2021
VC196**Subdivision**

Any requirement in a schedule to this overlay must be met.

44.07-419/08/2021
VC196**Buildings and works**

Any requirement in a schedule to this overlay must be met.

44.07-519/08/2021
VC196**Application requirements**

An application under the zone to construct a building or construct or carry out works or subdivide land specified in a schedule to this overlay, or an application under a schedule to this overlay, must be accompanied by the following information:

- A report which explains how the proposed use, building, works or subdivision:
 - Is consistent with the management objective specified in the schedule.
 - Responds to the decision guidelines.
- Any information specified in a schedule to this overlay.

44.07-619/08/2021
VC196**Referral of applications**

An application of a kind specified in a schedule to this overlay must be referred to the specified referral authority in accordance with Section 55 of the Act.

44.07-715/09/2022
VC225**Exemption from notice and review**

A schedule to this overlay may specify that an application under the schedule, or an application under any provision of this planning scheme to use or develop land for extractive industry, is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2), and (3) and the review rights of section 82(1) of the Act.

44.07-819/08/2021
VC196**Decision guidelines**

Before deciding on an application of a kind specified in a schedule to this overlay, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The statement of resource significance and the management objectives specified in a schedule to this overlay.
- The significance of the future productive use of the resource to the state.

LATROBE PLANNING SCHEME

- Any transport network implications related to the proposal.
- When the resource is likely to be required for extraction.
- The desirability of preventing any use, buildings, works, or subdivision which may adversely impact on the future productive use of the resource.
- Any other matters specified in a schedule to this overlay.

19/08/2021
VC196

SCHEDULE 1 TO CLAUSE 44.07 STATE RESOURCE OVERLAY

Shown on the planning scheme map as **SRO1**.

GIPPSLAND BROWN COALFIELDS

1.0
19/08/2021
VC196

Statement of resource significance

The Gippsland Coalfields provide a secure long term energy source for base load power generation in Victoria, as well as providing an unique opportunity for other related significant developments.

2.0
02/10/2025
C149latr

Management objectives

To ensure the medium to long term extraction and use of the coal resource for power generation, buildings and works and subdivision of land over the resource should be designed in a way that does not inhibit the eventual productive use of that resource due to community significance or removal costs.

3.0
19/08/2021
VC196

Use of land

None specified.

4.0
19/08/2021
VC196

Subdivision

None specified.

5.0
19/08/2021
VC196

Buildings and works

None specified.

6.0
04/05/2022
VC210

Application requirements

Applications for buildings, works or subdivision which must be accompanied by a report, prepared in accordance with the requirements of Clause 44.07-3:

- To subdivide land which creates a lot with an area less than 20 hectares.
- To construct a building or construct or carry out works for:
 - cemetery.
 - educational centre.
 - exhibition centre.
 - function centre.
 - golf course.
 - hospital.
 - industry (other than rural industry).
 - major sports and recreational facility.
 - plantation
 - shop or office with a floor area exceeding 2,000 square metres.
 - accommodation if the total number of people to be accommodated exceeds 100 or the proposed development results in an increase of greater than 25% to the floor area of an existing accommodation building.

A fire management plan, to the satisfaction of the responsible authority, must be submitted with any application for building, works or subdivision within 1000 metres of a Mining Licence.

Referral of applications

Kind of application	Referral authority	Type of referral authority
To subdivide land: ▪ which creates a lot with an area less than 20 hectares.	The Secretary to the Department administering the <i>Mineral Resources (Sustainable Development) Act 1990</i>	Determining referral authority
To develop land for: ▪ cemetery. ▪ educational centre. ▪ exhibition centre. ▪ function centre. ▪ golf course. ▪ hospital. ▪ industry (other than rural industry). ▪ major sports and recreational facility. ▪ plantation. ▪ shop or office with a floor area exceeding 2,000 square metres. ▪ accommodation if the total number of people to be accommodated exceeds 100 or the proposed development results in an increase of greater than 25% to the floor area of an existing accommodation building.	The Secretary to the Department administering the <i>Mineral Resources (Sustainable Development) Act 1990</i>	Determining referral authority

Exemption from notice and review

None specified.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.07, in addition to those specified in Clause 44.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The need to ensure development of the land does not inhibit the eventual development and use of the coal.
- The need to exclude urban development, including low density residential development, and rural living development, from this overlay area.
- The impact of the building and works on nearby existing or proposed brown coal mining or electricity generation and any nearby agricultural uses.

DATED

2026

SUSAN BERNICE MONKS AND STEPHEN JOHN MONKS

VENDOR STATEMENT

Property: 55 Considine Drive, Yinnar VIC 3869

Hilltop Conveyancing Services
Licensed Conveyancer
14B Hotham Street
TRARALGON VIC 3844

Tel: 03 5175 0773

Ref: CF:SK:26290



VS 55 Considine Drive Yinnar South

Final Audit Report

2026-08-29

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